

# Energy performance certificate (EPC)

4 Epoch Cottages  
Borwick Mews  
BORWICK  
LA6 1JU

Energy rating

E

Valid until:

9 May 2035

Certificate number:

2113-0149-1298-9289-8381

Property type

Mid-terrace bungalow

Total floor area

46 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 104 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Breakdown of property’s energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

| Feature              | Description                                           | Rating    |
|----------------------|-------------------------------------------------------|-----------|
| Wall                 | Sandstone or limestone, as built, insulated (assumed) | Good      |
| Roof                 | Pitched, 250 mm loft insulation                       | Good      |
| Window               | Fully double glazed                                   | Good      |
| Main heating         | Boiler and radiators, electric                        | Very poor |
| Main heating control | Programmer, room thermostat and TRVs                  | Good      |
| Hot water            | From main system                                      | Poor      |
| Lighting             | Low energy lighting in all fixed outlets              | Very good |
| Floor                | Solid, no insulation (assumed)                        | N/A       |
| Secondary heating    | Room heaters, wood logs                               | N/A       |

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 491 kilowatt hours per square metre (kWh/m2).

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## How this affects your energy bills

An average household would need to spend **£1,676 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £318 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 5,715 kWh per year for heating
  - 1,563 kWh per year for hot water
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## Impact on the environment

This property's environmental impact rating is E. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 3.7 tonnes of CO<sub>2</sub>

This property's potential production 0.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Party wall insulation          | £300 - £600               | £39                   |
| 2. Floor insulation (solid floor) | £4,000 - £6,000           | £166                  |
| 3. Solar water heating            | £4,000 - £6,000           | £114                  |
| 4. Solar photovoltaic panels      | £3,500 - £5,500           | £458                  |
| 5. Wind turbine                   | £15,000 - £25,000         | £975                  |

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Assessor's name | Brendan Hearne                                       |
| Telephone       | 07777435444                                          |
| Email           | <a href="mailto:info@1epc.co.uk">info@1epc.co.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |                                                      |
|----------------------|------------------------------------------------------|
| Accreditation scheme | ECMK                                                 |
| Assessor's ID        | ECMK306819                                           |
| Telephone            | 0333 123 1418                                        |
| Email                | <a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 8 May 2025            |
| Date of certificate    | 10 May 2025           |
| Type of assessment     | <a href="#">RdSAP</a> |

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